

TO LET

Ground Floor Class 'E' Unit

Unit 2 St. Andrews Buildings, High Street, Hamble, Southampton, Hampshire, SO31 4JE

Key Features

- Total Net Internal Area – 340 sq.ft (31.59 sq.m)
- Established Retail Parade
- Suitable for a variety of occupiers
- Shared Parking
- Newly Refurbished
- Double Frontage Unit
- 100% Small Business Rates Relief (subject to eligibility)



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3 West Links, Tollgate, Chandler's Ford, Hampshire, SO53 3TG

Location

The property is situated in the riverside village of Hamble, approximately 8 miles south-east of Southampton and 14 miles north-west of Portsmouth. It occupies a prominent position just off the main High Street (B3397), within an established retail parade serving a surrounding residential catchment.

Description

The accommodation comprises ground-floor commercial space suitable for a wide range of occupiers under Use Class E. The property is currently undergoing refurbishment and benefits from a large front car park, providing convenient access and shared parking for customers.



What3words: **dean.ruffle.dividers**

Terms

Available by way of a new full repairing and insuring lease for a term to be agreed at £10,500 per annum exclusive of rates VAT (if applicable) and all other outgoings.

VAT

We understand that VAT is not payable, however all parties are advised to make their own enquiries into the matter.

Accommodation

Floor Areas	Sq Ft	Sq M
Total Net Internal Area	340	31.59

Areas stated on a Net Internal basis and measured in accordance with the RICS Code of Measuring Practice 6th Edition.

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Planning

We believe the current permitted use to be use class 'E' which includes uses such as retail, professional services, cafe, health clinics, indoor recreation/sport and office. All parties are advised to make their own enquiries of the local authority for confirmation.

EPC

Asset Rating

To be assessed

Rateable Value

Rating

£4,900

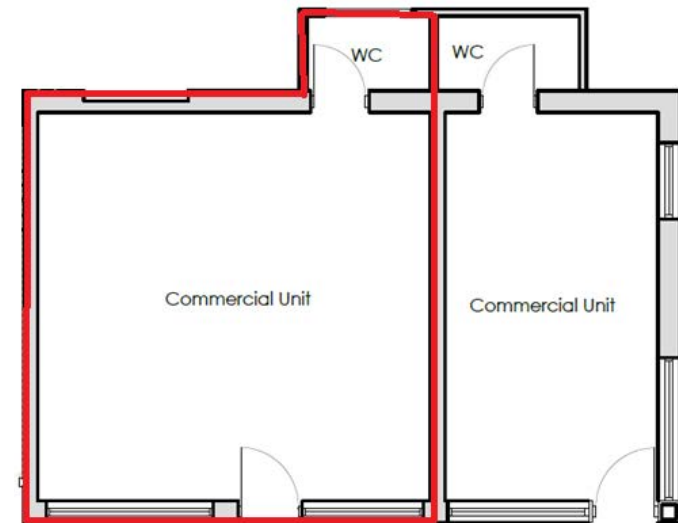
Source www.gov.uk/find-business-rates

Code of Leasing

All interested parties should be aware of the RICS Code of Leasing Premises 1st Edition, February 2020, for England and Wales, which recommends that they should seek professional advice from property professionals before agreeing or entering into a business tenancy.



Floor Plan



For identification purposes only. Not to scale and not to be relied upon.

Contact Us

To discuss any aspect of this property or the disposal process, please contact the sole agent:

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